

Transfer of Jurisdiction

Old Post Office Redevelopment

1100 Pennsylvania Avenue NW
Washington, DC

Submitted by the U.S. General Services Administration

Final Approval

Commission meeting date: September 12, 2013

NCPC review authority: Approval of Transfer of Jurisdiction - 40 U.S.C. § 8124(a)

Applicant request: Approve transfer of jurisdiction

Delegated / consent / open / executive session: Consent

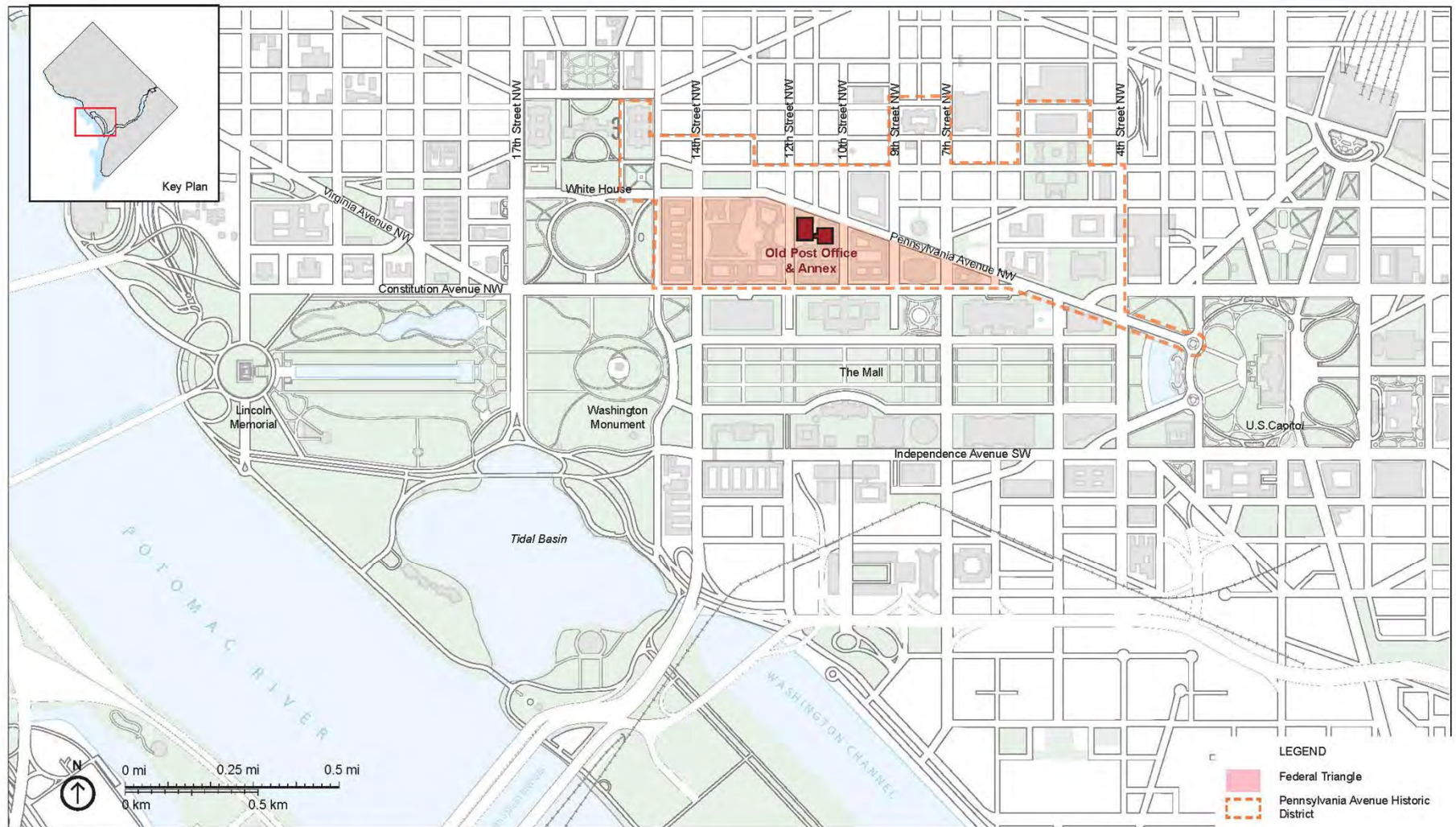
NCPC Review Officer: J. Hirsch

NCPC File number: 7522 (7459)

Project summary:

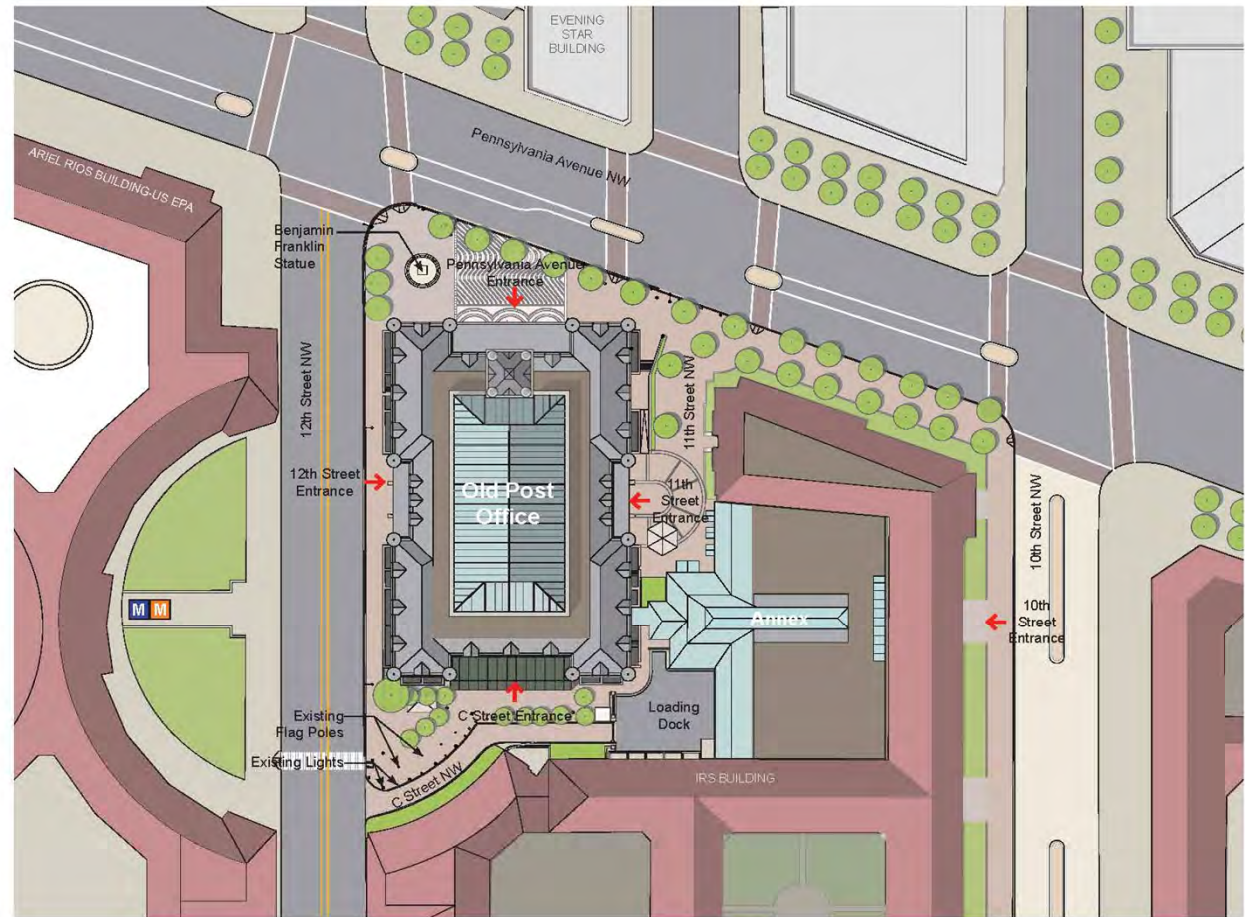
The U.S. General Services Administration (GSA) has requested approval of a transfer of jurisdiction from the National Park Service (NPS) to GSA of two parcels of land: Parcel 1 (Part 1 on attached map) is a trapezoidal portion of land (.026 acre) generally bordered by Pennsylvania Avenue, NW and the closed 11th Street, NW, and just east of the Old Post Office Building (OPO); Parcel 2 (Part 2 on attached map) is a triangular portion of land (.162 acre) generally bordered by Pennsylvania Avenue, NW and the OPO. The parcels are located within the boundary of the Pennsylvania Avenue National Historic Site immediately adjacent to the Old Post Office Building. NPS currently administers the properties pursuant to the laws, regulations and policies governing the areas of the Pennsylvania Avenue Plan. The transfer of jurisdiction will assign administrative jurisdiction to GSA in furtherance of the Old Post Office Redevelopment Act, NHPA Section 111, and GSA's mission and responsibilities. The redevelopment of OPO (NCPC gave preliminary approval for the project in July 2013) would convert the historic building and adjacent Annex from a combination of office and retail use to a luxury hotel and conference center. In addition to guest rooms and suites, the complex would include multiple restaurants, a spa, meeting and banquet facilities, retail, a gift shop and museum space. As part of the redevelopment of the OPO, the Pennsylvania Avenue entrance would be reinstated as the primary pedestrian point of entry and sidewalk cafes would activate the streetscape. The Pennsylvania Avenue plaza with its sidewalk and pavers would remain, but temporary and non-fixed seating would be added within Parcel 2/Part 2 to serve the retail establishments of the hotel. The redevelopment project proposes a driveway in the former 11th Street right-of-way for vehicular access to the hotel for taxis, valet parking in the basement of the OPO Annex, and a drop off area. A curb cut is proposed within Parcel 1/Part 1 and the transfer of jurisdiction will facilitate the introduction of the driveway.

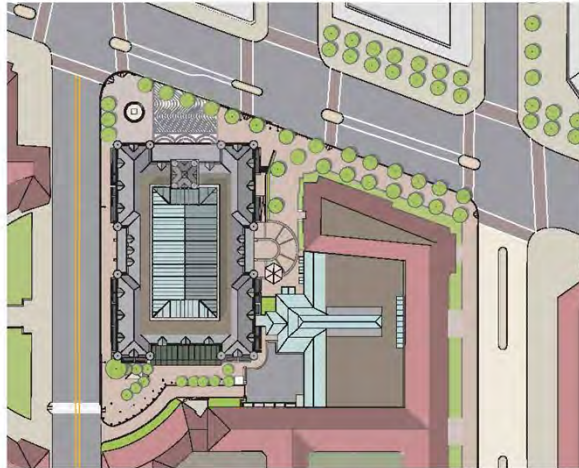
The Statement of Jurisdiction sets covenants regarding GSA's administration of the land including the requirement that upon request of the Presidential Inaugural Committee that the Committee will be authorized use of the designated areas for bleachers. The covenants also stipulate that GSA shall retain the Benjamin Franklin Statue in its current location unless and until the Pennsylvania Avenue Plan is amended. The covenants also require GSA to maintain the statue in a manner consistent with the Maintenance Plan.



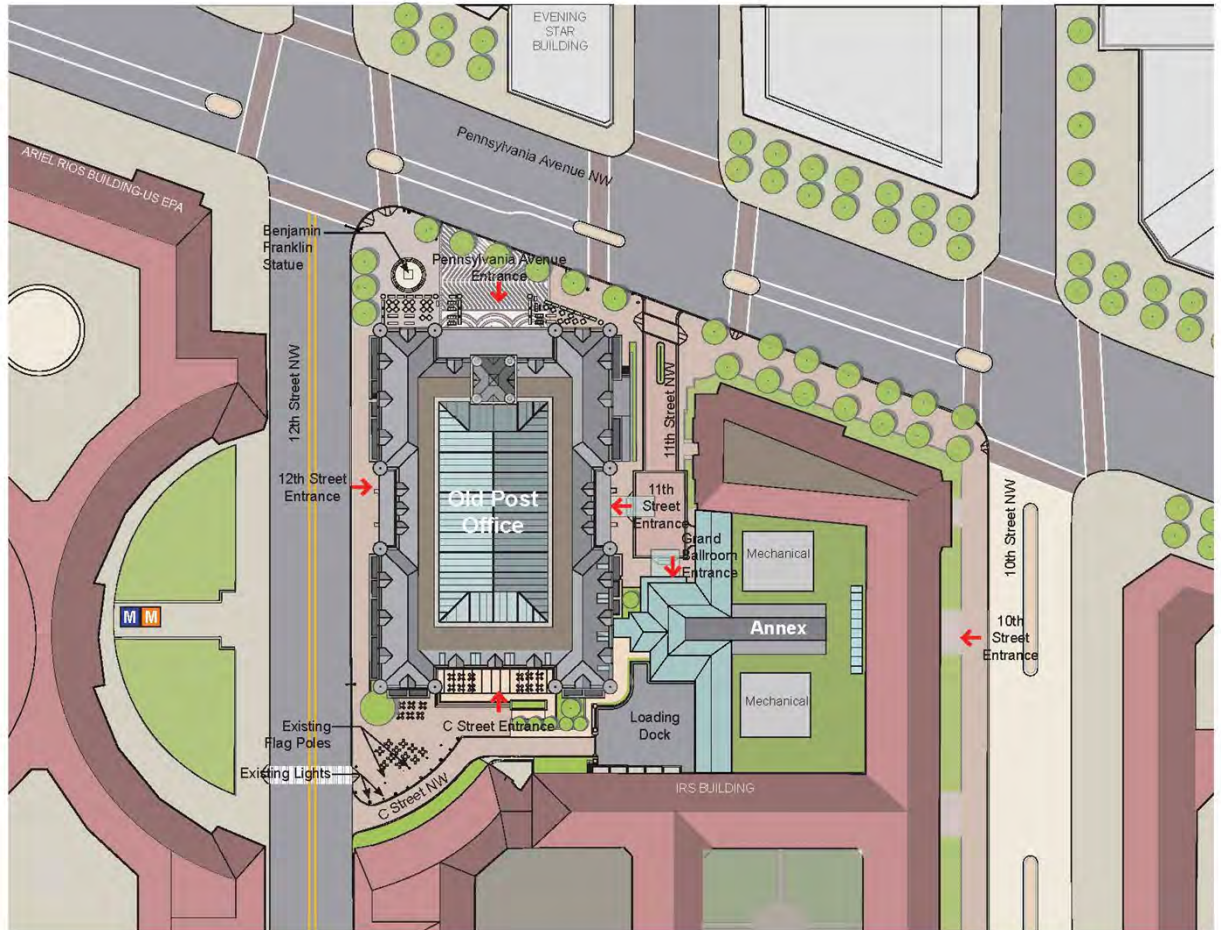
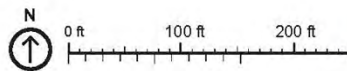


Aerial photograph of Federal Triangle context





Existing Site Plan



Pennsylvania Avenue Plaza



Existing Plaza Plan

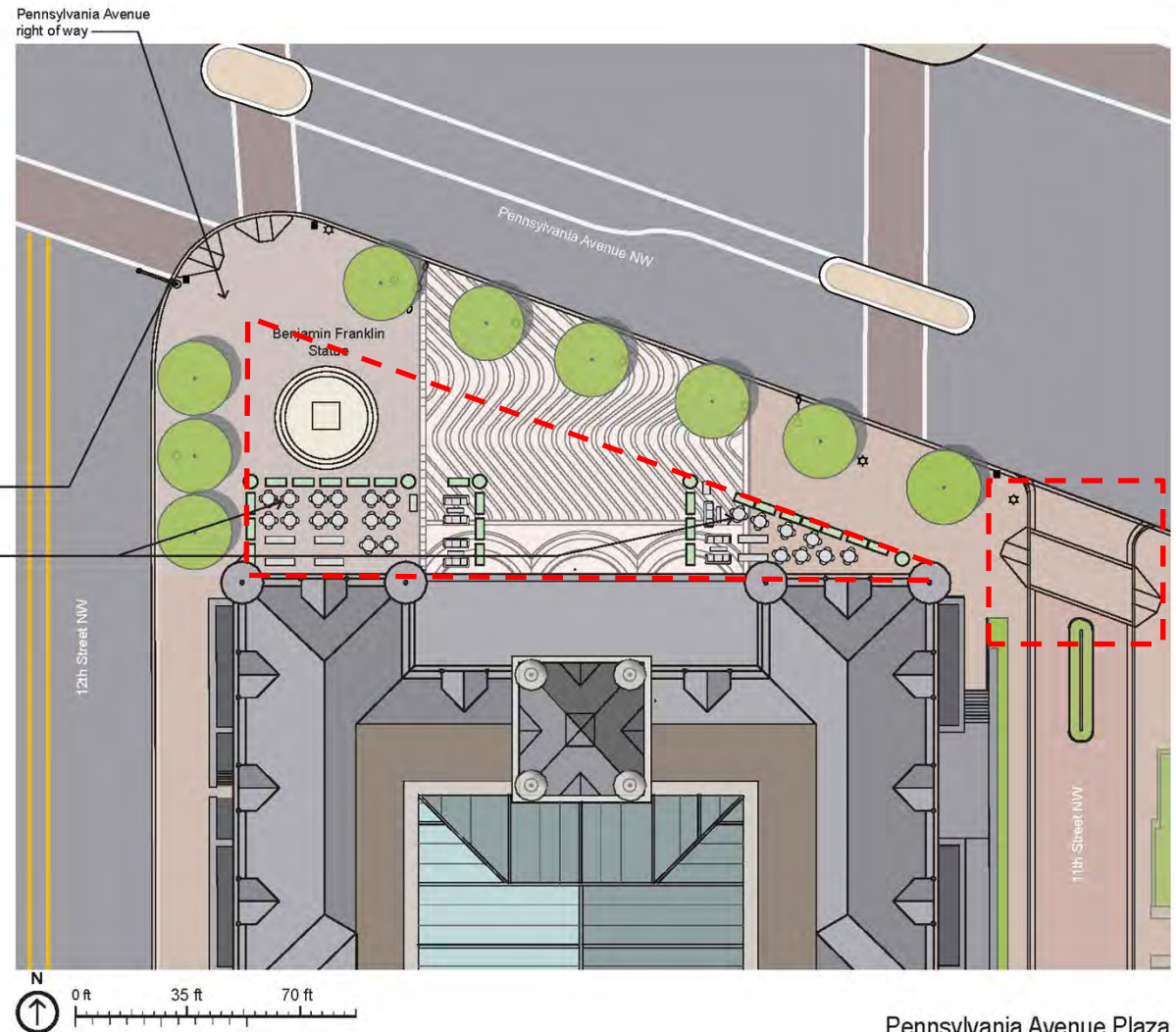
PROPOSED PLAN LEGEND

- EXISTING LAMP POST
- EXISTING FLAG POLE
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING LIGHT POLE WITH SINGLE ARM
- EXISTING LIGHT POLE WITH TWO ARMS
- EXISTING BOLLARD
- PROPOSED D.C. STANDARD HANDICAP RAMP, TYP.
- PROPOSED D.C. STANDARD TEARDROP STREET LIGHT W/ TRAFFIC SIGNAL, TYP.

The Pennsylvania Avenue entrance would be reinstated as the primary pedestrian point of entry. The existing plaza, with its sidewalk and artwork pavers, would remain along Pennsylvania Avenue, but a temporary and non-fixed seating area would be added to serve the retail establishment on the first floor of the OPO and activate the Pennsylvania Avenue streetscape.

DC standard teardrop street light w/ traffic signal

Temporary and non-fixed seating area



Pennsylvania Avenue Plaza

To facilitate sidewalk cafes and the introduction of driveway in former 11th Street right-of-way, NPS will transfer 6 jurisdiction to GSA of a portion of the sidewalk along Pennsylvania Avenue

Proposed Transfer of Jurisdiction

